

DEPARTMENT OF TRANSPORTATION

DISTRICT 12
1750 EAST 4TH STREET, SUITE 100
SANTA ANA, CA 92705
PHONE (657) 328-6000
FAX (657) 328-6522
TTY 711
www.dot.ca.gov/caltrans-near-me/district12



*Making Conservation
a California Way of Life.*

March 7, 2023

Mr. Shaun Temple
Planning Manager
City of Seal Beach
211 Eighth Street
Seal Beach, CA. 90740

File: LDR/CEQA
SCH: 2023020161
12-ORA-2023-02210
SR-22, PM 0.413
I-405, PM 22.219
I-605, PM 0.379

Dear Mr. Temple,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Notice of Preparation (NOP) for the Old Ranch Country Club Specific Plan Project. The Project Applicant proposes the development of new facilities including: a 116-unit, 4-level (188,500 square feet [SF]) multi-family housing development; a 51-unit 3-level senior housing complex including a 25,340-SF medical office facility in the ground floor; a 150-key overnight accommodation (109,015 SF), including a bar and lounge and a specialty restaurant; a relocated maintenance facility (2,650 SF); and a 3-level parking structure with 591 stalls (226,441 SF), including 26 valet spaces and 36 electric vehicle (EV) parking spaces, with 4 tennis courts on the top level. A total of 1,042 parking spaces are proposed. The Project also entails a new clubhouse pool and associated structures (21,000 SF) abutting the existing clubhouse. The Project would also include new connecting drive aisles/streets, surface parking areas, and landscaping in addition to a reconfigured driving range from two-way to a two-level one-way.

Internal circulation is currently provided by an entrance off Lampson Avenue at Basswood Drive for the existing Project site. The entry drive off Lampson and the drop-off/valet will be modified. Another entrance off Lampson at Old Ranch Plaza will provide access to the public driving range and maintenance facilities, and an existing private drive will connect the maintenance facility to the driving range. Emergency access will be provided by the existing emergency access only, just east of Seal Beach Boulevard. A new driveway is proposed off Seal Beach Boulevard, which will provide access to the proposed multi-family housing.

The Project site is located in the City of Seal Beach, which is at the western edge of Orange County, adjacent to the Pacific Ocean and is bordered by Long Beach to the northwest, Sunset Beach, a neighborhood within Huntington Beach, to the southeast, the City of Los Alamitos to the north, and the cities of Westminster and Garden Grove to the west. The Project site is approximately 155.5 acres and is located along the northern edge of the City. The site is bordered by the Joint Forces Training Base (JFTB) Los Alamitos to the north, Interstate 405 (I-405) and State Route 22 (SR-22) to the south, and Interstate 605 (I-605) to the west. State Route 22, Interstate 405 and Interstate 605 are owned and operated by Caltrans. Therefore, Caltrans is a responsible agency on this project, and has the following comments:

System Planning

1. New residential infill development offers an opportunity to encourage multimodal transportation options. Caltrans encourages the design of Complete Streets that include high-quality pedestrian, bicycle, and transit facilities that are safe and comfortable for users of all ages and abilities. This may include safety measures such as physically separated sidewalks and bike lanes; pedestrian-oriented LED lighting; high-visibility continental crosswalk striping; raised crosswalks; refuge islands; wayfinding signage; and safe connections to existing and proposed bicycle, pedestrian, and transit facilities. Complete Streets improvements also promote regional connectivity, improve air quality, reduce congestion, promote improved first-/last-mile connections, and increase safety for all modes of transportation.
2. Caltrans recommends that bicycle storage facilities be designed to accommodate a range of bicycle styles, sizes, and weights. For additional guidance on providing secure short- and long-term bike parking for a range of bicycle styles & sizes, see the attached "Essentials of Bike Parking" guidance created by the Association of Pedestrian and Bicycle Professionals (link to online PDF: <https://www.apbp.org/Publications>)

3. Please encourage the use of transit among future residents, visitors, and workers of the development. Increasing multimodal transportation will lead to a reduction to congestion, Vehicle Miles Traveled, and improve air quality.
4. Ensure that truck parking, ingress and egress, and staging will not interfere with vehicle parking, pedestrian paths, or bicycle lanes/bicycle parking. Work with local partners and community representatives to mitigate any truck traffic routing onto residential streets or conflicting with other road users, including and especially bicyclists and pedestrians.

Freight Operations and Planning

5. Establish freight pick up & drop off times that do not coincide with peak commute hours to reduce passenger vehicle conflicts and congestion for freight. Consider designating on-street freight-only parking and delivery time windows so trucks will not resort to double parking, thus causing street traffic congestion.
6. For the 285,455 square feet of residential proposed, consider how many individual packages will be delivered daily to individual residences. Amazon lockers or an equivalent shared drop-off location can help reduce the amount of driving done by delivery trucks and can increase the efficiency of deliveries.
7. Consider installing zero or near zero emissions infrastructure to fuel zero or near zero emissions trucks and cargo handling equipment (such as electric charging stations for truck batteries)

Traffic Operations and Planning

8. A Traffic Report should be prepared to address any potential impacts (operation and safety) to the State Highway System nearby, and improvements needed to mitigate the higher VMT generated from the proposed project.

LDR / Transportation Planning

9. Caltrans supports opportunities for affordable housing, and the state mandates that cities must plan for housing needs of future residents of all incomes. Please provide an analysis and discussion that would assist in accommodating the Regional Housing Needs Assessment (RHNA) allocation per the California Department of Housing & Community Development (HCD).
10. Caltrans recognizes our responsibility to assist communities of color and under-served communities by removing barriers to provide a more equitable transportation system for all. The Department firmly embraces racial equity, inclusion, and diversity. These values are foundational to achieving our vision of a cleaner, safer, and more accessible and more connected transportation system. Please consider including a discussion on equity in the Environmental Impact Report (EIR).

Encroachment Permit

11. Any project work proposed in the vicinity of the State Right-of-Way (ROW) would require an encroachment permit and all environmental concerns must be adequately addressed. If the environmental documentation for the project does not meet Caltrans's requirements for work done within State ROW, additional documentation would be required before approval of the encroachment permit. Please coordinate with Caltrans to meet requirements for any work within or near State ROW. For specific details for Encroachment Permits procedure, please refer to the Caltrans's Encroachment Permits Manual at:
<http://www.dot.ca.gov/hq/traffops/developserv/permits/>
12. Please submit all applications and associated documents/plans via email to D12.Permits@dot.ca.gov until further notice. Caltrans Encroachment Permits will be transitioning to an online web portal base for all applications in Summer 2022. Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (657) 328-6553. For specific details on Caltrans Encroachment Permits procedure and any future updates regarding the

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application process and permit rates, please visit the Caltrans Encroachment Permits homepage at <https://dot.ca.gov/programs/traffic-operations/ep>.

Caltrans' mission is to provide a safe, sustainable, equitable, integrated, and efficient transportation system to enhance California's economy and livability. Please continue to coordinate with Caltrans for any future developments that could potentially impact State transportation facilities. If you have any questions, please do not hesitate to contact Julie Lugaro at Julie.lugaro@dot.ca.gov.

Sincerely,

A handwritten signature in blue ink that reads "for Julie Lugaro". The word "for" is written in a smaller, cursive font to the left of the larger signature.

Scott Shelley
Branch Chief, Regional-LDR-Transit Planning
Caltrans, District 12